


## 2 Bedroom Apartment for Sale in Pyla, Larnaca District

Top Floor, Two Bedroom Flat with Roof Garden in Pyla area, Larnaca. Perfectly located close to UCLAN University, and with close reach of stunning beaches, the city center and essential amenities. Very easy access to Larnaca, Nicosia, Ayia Napa motorway. 

Apartment situated on the second floor for sale in Pyla area, Larnaca. It consists of an open plan kitchen, living, dining area, two bedrooms- one of them en suite, main shower room, covered veranda and roof garden. The roof garden consists of the veranda area and a shower room. In addition, the apartment has an allocated covered parking and storage.

The apartment is part of a residential building, boasting 11 stylish apar...

### Property Info

Covered Area **75**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **56153**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **3**

### Amenities

- Elevator

### Location

**Location:** Pyla Region: **Larnaca**  
**Coordinates: 35.008476705035 / 33.692119858762**

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 467.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€260 000 on May 28, 2026



